147.0	0008	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	702,100 / 702,100
					USE VALUE:	702,100 / 702,100
					ASSESSED:	702,100 / 702,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
167		SCITUATE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ROWLEY AMANDA
Owner 2:	PARACHINI ALEXANDER
Owner 3:	
Street 1:	167 SCITUATE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	PRAPAS JASON -
Owner 2:	-
Street 1:	167 SCITUATE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,358 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1948, having primarily Vinyl Exterior and 1352 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4358.000	261,500		440,600	702,100
Total Card	0.100	261,500		440,600	702,100
Total Parcel	0.100	261,500		440,600	702,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 519.30 | /Parcel: 519.3

Legal Description

User Acct 96933

GIS Ref

GIS Ref

Insp Date 06/07/18

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 147.0-0008-0008.0

!11523!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	261,500	0	4,358.	440,600	702,100	702,100	Year End Roll	12/18/2019
2019	101	FV	243,200	0	4,358.	413,100	656,300	656,300	Year End Roll	1/3/2019
2018	101	FV	252,300	0	4,358.	341,500	593,800	593,800	Year End Roll	12/20/2017
2017	101	FV	252,300	0	4,358.	313,900	566,200	566,200	Year End Roll	1/3/2017
2016	101	FV	252,300	0	4,358.	286,400	538,700	538,700	Year End	1/4/2016
2015	101	FV	238,200	0	4,358.	280,900	519,100	519,100	Year End Roll	12/11/2014
2014	101	FV	238,200	0	4,358.	261,100	499,300	499,300	Year End Roll	12/16/2013
2013	101	FV	238,200	0	4,358.	248,400	486,600	486,600		12/13/2012

PRINT

Date	Time
12/11/20	01:41:11

LAST REV

Date	Time
12/07/20	11:31:03
mmcmakin	
11523	

USER DEFINED

Prior Id # 1:	96933
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PRAPAS JASON,	76103-583	1	11/6/2020		900,000	No	No		
GEARIN JOHN A/P	71529-135	1	8/27/2018		659,000	No	No		
GUILMAIN O ROLA	32197-35		12/29/2000	Family	200,000	No	No		
	7740-500		1/1/1901			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/29/2005	898	Siding	14,333	C		G7	GR FY07	VINYL
9/14/2001	677	Addition	40,000	C				ADD 13X14 REAR-NEW

ACTIVITY INFORMATION

Date	Result	By	Name
6/7/2018	Inspected	CC	Chris C
5/7/2018	MEAS&NOTICE	BS	Barbara S
1/10/2009	Meas/Inspect	336	PATRIOT
5/3/2006	External Ins	BR	B Rossignol
5/6/2002	Permit Visit	PM	Peter M
11/17/1999	Meas/Inspect	272	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4358		Sq. Ft.	Site		0	80.	1.26	9									440,594						440,600	

Total AC/HA: 0.10005 | Total SF/SM: 4358 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 440,594 | Spl Credit | Total: 440,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1948	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	167.046
Other Features:	78500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	378991
Depreciation:	117487
Depreciated Total:	261504

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	2001
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	M
Totals			
1	8	3	

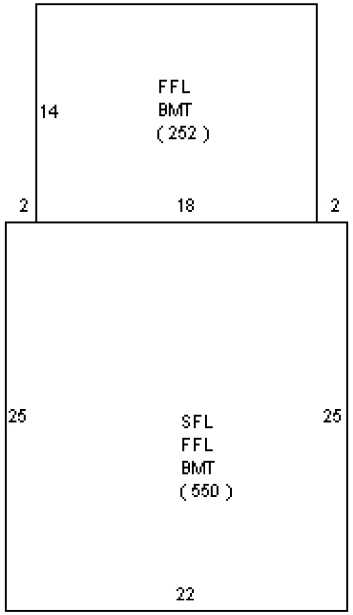
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	183.75
Special Features:	0	Val/Su Net:	121.40
Final Total:	261500	Val/Su SzAd	193.42

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	802	50.110	40,191
FFL	First Floor	802	167.050	133,971
SFL	Second Floor	550	167.050	91,875

Net Sketched Area:	2,154			Total:	266,037
Size Ad	1352	Gross Are	2154	FinArea	1352

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

147.0-0008-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc